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Redevelopment Board Minutes 01/07/2013

Arlington Redevelopment Board
January 7, 2013

2nd Floor Conference Room, Town Hall annex – 7:00 p.m.

PRESENT: Bruce Fitzsimmons, Chair; Christine Scypinski, Ted Fields
ABSENT: Mike Cayer, Andy West
STAFF: Carol Kowalski

AGENDA ITEM: Hearing: Environmental Design Review Special Permit, 164 Summer Street, Zoning Bylaw Section 6.08, Large Addition in a Residential District

DISCUSSION: Chair called the meeting to order 7:00pm explained that Special Permit needed a quorum of four members so hearing can be continued to January 14. He explained that the Board would take a site visit this Saturday morning, January 12, 10:15am. He asked that the applicant mark the proposed outline of the building footprint and extent of paving.

VOTE: Mr. Fields moved to continue the hearing to January 14. 7:00pm. in the Town Hall Annex 2nd floor hearing room. Ms. Scypinski seconded and all voted in favor.

Agenda item: Review of Exec Session minutes, approval December minutes

Ms. Scypinski moved approval of the December 17, 2012 minutes. Mr. Fields seconded all voted in favor.

DISCUSSION: Mr. Fitzsimmons explained that to review Executive Session minutes the Board needed to enter Executive Session, citing Open Meeting Law exception 6, the purchase exchange or lease of real property. The Chairman then took a roll call vote Mr. Fields yes, Ms. Scypinski, yes, Mr. Fields yes.

Ms. Scypinski moved to approve Executive Session minutes of June 2, 2011 as amended. Mr. Fields seconded. All voted in favor. Mr. Fitzsimmons noted that the June 2, 2011 minutes can be made public.

Mr. Fields moved approval of June 14, 2011 Executive Session minutes, as amended, Ms. Scypinski seconded. All voted in favor. The Board agreed these minutes could be made public.

June 20, 2011 minutes needed more detail for Board review. Ms. Kowalski would provide these to the Board at a future meeting.

Ms. Scypinski moved to approve the June 27, 2011 minutes as amended. Mr. Fields seconded and all voted in favor. The Board agreed to release these minutes. The Board noted that the July 7, 2011 minutes had been approved in 2011 and posted to the public previously.

Mr. Fields moved to come out of Executive Session, Ms. Scypinski seconded,

and a roll call vote was taken: Mr. Fields, yes, Ms. Scypinski yes, Mr. Fitzsimmons yes. The Executive Session ended at 7:43.

AGENDA ITEM: Symmes, Brightview Marketing Trailer location change.

DISCUSSION: Open session resumed with a Symmes update with Jake Upton. Construction: close to closing up buildings for work over the winter. Binder coat on upper site is in. Shelter has four more weeks of blasting. Shelter has requested permission to haul dirt off site on weekends. Close to signing a listing agreement. Townhomes and townhome condominiums are ahead of schedule. Summer and fall occupancy projected. Entry sign design changes will be presented to the ARB in the near future. Street name change application goes to Board of Selectmen next week. May apply for a Health Dept. variance for pool fence.

Marketing trailer: If it can be sited perpendicular to the street it would have less impact to trees that are to be saved. This trailer site plan was an exhibit to the Shelter Special Permit. This modification has been approved by the Conservation Commission. Mr. Fitzsimmons reviewed the Conservation Commission's conditions and decided to seek clarification from Conservation Commission. Mr. Upton agreed that this could wait until the Board's next meeting to allow time to receive that clarification. After further discussion, the Board took the position that it could approve the site of the sales trailer, subject to conditions to be set forth by the Conservation Commission.

Mr. Upton reported on working with Housing Director Laura Wiener on the affordable housing marketing plan. The Board scheduled a site visit of Symmes for the Board on Friday, January 11, 7:45am.

VOTE: Mr. Fields moved to relocate the Shelter/Brightview marketing trailer as depicted on the December 12, 2012 marketing trailer site redesign, subject to conditions articulated by the Conservation Commission. Ms. Scypinski seconded and all voted in favor.

DOCUMENT USED: December 12 marketing trailer site redesign.

AGENDA ITEM: Annual Report preparation

DISCUSSION: Deadline was too close now for Board to work on this so Ms. Kowalski would prepare the draft.

AGENDA ITEM: Master Plan update.

DISCUSSION: Ms. Kowalski updated the Board on selection of a master plan consultant for the Town. Mr. Fields updated the Board on a neutral technical advisory committee who could be on call during the master plan process. Mr. Fitzsimmons asked when the Master Plan Advisory Committee would next meet. Ms. Kowalski replied that the Committee would meet again once the consultant was under contract. Ms. Scypinski asked if she, as Board liaison, would get all the correspondence that Ms. Glushko sends to the Committee. Ms. Kowalski responded that she would. Mr. Fields asked that Ms. Scypinski forward to all members.

AGENDA ITEM: Tracking Report

DISCUSSION: Ms. Kowalski provided the Board with more information on the issues with evening use at the Central School, and would prepare a draft proposal for consideration for charging a fee for evening and weekend use in order to staff the building during for security, building regulations enforcement, and to address user conflicts that may arise.

VOTE: Mr. Fields moved to adjourn, Ms. Scypinski seconded, and all voted in

favor. The meeting adjourned at 8:37PM.

The Board approved these minutes with corrections on April 8, 2013